



COMMUNITY & ECONOMIC DEVELOPMENT

120 Malabar Rd. SE, Palm Bay, FL 32907

Phone: (321) 409-7187 | Email: EconDev@pbfl.org

**COMMERCIAL PROPERTY ENHANCEMENT PROGRAM
APPLICATION**

Applicant Name: Aarya 2020 Inc

Applicant Telephone Number: (258)3944878 E-Mail: Kpatel3182@gmail.com

Mailing Address: 832 Cattail Court, West Melbourne, FL 32904

Property Address: 1516 Palmbay Rd Ne, Palmbay, FL 32905

Property Owner Name: ~~XXXXXXXXXXXX~~ Telephone: (258)3944878

Business Name (if applicable): Kiran N. Patel Spiritz2U

Brief description of improvements to be made: Pressure Wash, re-charlk
Windows & Doors, Repair Stones & Stucco,
Pierces, Color, Contractor Fees.

Total Estimated Project Cost: \$22218

Grant Funds Requested: \$10000

PLEASE ATTACH THE FOLLOWING (See Program Guidelines for more details):

- Copy of Deed/Proof of Ownership or Copy of Lease Agreement/Owner Authorization if applicant is a tenant or occupant on the property
- Copy of City Occupational/Business License (if applicable)
- Proof of property taxes paid on the property proposed for improvement, including current year's taxes, if due, and prior years
- Color Photographs/Slides of Current Condition
- Site Survey (required ONLY in the case of landscaping improvements)
- Estimates/quotes/bids for all costs associated with the project
- Complete, written scope of rehabilitation work
- Proof of insurance coverage. (Please ask your insurance agent to send the Accord Form)

GRANT CRITERIA:

- Shall not be a residential property or home-based business.
- Business and/or property owner shall be in good standing and have all required licenses, to include a City of Palm Bay Business Tax Receipt.
- New construction is ineligible.
- Not for Profits are ineligible unless engaged in commercial lease with a for-profit business.
- Properties located within the boundaries of the Bayfront Community Redevelopment Area (CRA) will be given first priority over the funds.
- The property must be located within the City Commercial properties located within the City of Palm Bay limits; and in accordance with the Program Guidelines set forth below:
- Applications for grant funds may be made by: (1) the owner of a building; or (2) the lessee of a building, in which case the lessee must be joined by an affidavit of the building owner with their consent to the program.
- All contracts for enhancement work must be in compliance with all applicable federal, state, and City of Palm Bay Code of Ordinances.
- If an eligible property has current code violations, the violations must be brought into compliance prior to reimbursement of funds.
- Any existing City liens must be satisfied prior to reimbursement of funds.
- Applicants shall apply for all required permits within sixty (60) days of award.
- Applicants shall be awarded a maximum of one (1) grant per fiscal year.

ELIGIBLE EXPENSES:

- Roof repair/replacement
- Installation of exterior permanent fixtures to include decorative lighting, fencing, and architectural features
- Exterior facade restoration
- Exterior painting
- Replacement of windows/glazing and doors
- Signage
- Awnings or canopies over doors, windows, or walkways
- Landscaping enhancements
- Asphalt removal/replacement and repaving/restriping
- Irrigation system and installation
- Dumpster enclosures

Contact the Community & Economic Development Department for questions related to this application.

The applicant understands and acknowledges the criteria required for grant approval.



Signature of Applicant



Date

American Quality construction inc.
 1750 Hayworth Cir Nw
 Palm Bay, FL 32907 US
 lamfam35@aol.com

Estimate



ADDRESS
 Aarya 2020 inc. spirits2U liquor
 1516 Palm Bay Rd Ne Palm Bay Fl
 32905

ESTIMATE #	DATE
1013	06/11/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	will pressure wash outside of 5000 sqft Liquor store building to prepare for paint mildew remove to be used where needed will also pressure wash walk way	1	1,800.00	1,800.00
	Services	will re-chaulk windows and doors and any areas needed	1	550.00	550.00
	Services	will repair stucco or concrete in areas where needed	1	765.00	765.00
	Services	will repair any trim boards that are rotted or need of replacement	1	400.00	400.00
	Services	will prime entire building to prepare for final coat	1	7,500.00	7,500.00
	Services	will paint entire building with color chosen by customer one coat of final color	1	7,500.00	7,500.00
	Services	will repaint walk way also with grey paint			
	Services	a 20% over head and labor	1	3,703.00	3,703.00

TOTAL

\$22,218.00

Accepted By

Accepted Date

07/10/2024



AMERICA'S ORIGINAL CRAFT VODKA

OPEN

AMERICA'S Original CRAFT VODKA

Tito's Handmade VODKA

AMERICA'S Original CRAFT VODKA

1516

STAND STRONG





AMERICA'S ORIGINAL CRAFT VODKA

AMERICA'S ORIGINAL CRAFT VODKA

1516

STAND STRONG



BUFFALO TRACE DISTILLERY
WHEAT VODKA

Jeep

GJG C70



AMERICA'S ORIGINAL CRAFT VODKA

TitosVodka.com

Must be savored responsibly. © 2014 Tito's Distillery, LLC



OPEN





1516

STAND STRONG

Strawberry
DENTAL LAB
BARBERSHOP

Account: 2831146



? Owners:

AARYA SUNSHINE BREVARD LLC
 Wrong ownership? [Maybe this is why...](#)

? Mail Address:

832 CATTAIL CT WEST MELBOURNE FL 32904

? Site Address:

1516 PALM BAY RD NE PALM BAY FL 32905

? Parcel ID:

28-37-21-50-1692-46

? Taxing District:

34U0 - PALM BAY

? 2024 Exemptions:

NONE

Wrong exemption? [Maybe this is why...](#)

? Property Use:

1100 - RETAIL STORE - 1 UNIT

? Total Acres:

0.41

? Site Code:

0331 - PALM BAY ROAD

? Plat Book/Page:

0017/0084

? Subdivision Name:

PORT MALABAR UNIT 33

? Land Description:

PORT MALABAR UNIT 33 LOTS 46,47 BLK 1692

⚖️ Value

Category	2024	2023	2022
? Market Value:	\$544,160	\$471,320	\$466,870
? Agricultural Classified Use Value:	\$0	\$0	\$0
? Assessed Value Non-School:	\$518,450	\$471,320	\$466,870
? Assessed Value School:	\$544,160	\$471,320	\$466,870
? Homestead Exemption:	\$0	\$0	\$0
? Additional Homestead:	\$0	\$0	\$0
? Other Exemptions:	\$0	\$0	\$0
? Taxable Value Non-School:	\$518,450	\$471,320	\$466,870

Category	2024	2023	2022
Taxable Value School:	\$544,160	\$471,320	\$466,870

Sales/Transfers

Don't see your sale/transfer here? [Maybe this is why...](#)

Date	Price	Type	Instrument
04/13/2020	\$400,000	WD	8718/766
05/22/2019	--	WD	8447/1714
03/01/2019	--	WD	8411/1036
12/05/2016	--	WD	7768/640
12/22/2014	--	WD	7297/477
06/16/2006	\$1,050,000	WD	5662/3965
08/24/2000	--	QC	4211/1974
11/02/1983	\$44,900	WD	2484/1956
05/01/1973	\$8,000	PT	1339/290

Buildings

Wrong building data? [Maybe this is why...](#)

Property Data Card # 1

MATERIALS

Description	Value
Exterior Wall:	STUCCO , STONE
Frame:	MASNRYCONC
Roof:	ASPH/ASB SHNGL
Roof Structure:	WOOD TRUSS

DETAILS

Description	Value
Bldg. Use:	1100 - RETAIL STORE - 1 UNIT
Year Built:	1985
Story Height:	12
Floors:	1
Residential Units:	0
Commercial Units:	1

SUB-AREAS

Description	Square-Feet
Base Area 1st	4,468
Open Porch	320
Total Base Area	4,468
Total Sub Area	4,788

EXTRA FEATURES

Description	Units
Fence - Wood 6'	30
Covered Patio	40
Paving - Concrete	8,750
Fence - Chain Link 6'	114

2

Prepared by and return to:

Jack B. Spira

Spira, Beadle & McGarrell, P.A.

5205 Babcock Street, NE

Palm Bay, Florida 32905

CFN 2020101301. OR BK 8737 PAGE 1175.

Recorded 05/08/2020 at 01:19 PM, Scott Ellis, Clerk of

Courts, Brevard County

Doc D: \$0.70 # Pgs:2

(Space Above This Line For Recording Data)

Corrective Warranty Deed

This Warranty Deed made this ^{6th} day of May, 2020, between Elizabeth A. Lenti, A Married Woman, whose post office address is 6672 Babcock Street Southeast, Palm Bay, FL 32909, grantor, to AARYA SUNSHINE BREVARD, LLC, a Florida limited liability company, whose post office address is 832 Cattail Court, West Melbourne, FL 32904, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrmnt and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the Brevard County, Florida, to-wit:

Lots 45, 46 and 47, Block 1692, Port Malabar, Unit Thirty-Three, according to the Plat thereof, recorded in Plat Book 17, Page(s) 84, of the Public Records of Brevard County, Florida.

Parcel Identification Number: 28-37-21-50-1692-45 & 28-37-21-50-1692-46

Said property does not constitute the homestead property of the grantor nor is it contiguous thereto.

N.B. This Corrective Warranty Deed corrects the Grantee's name in that Warranty Deed recorded in Official Records Book 8718, Page 766, Public Records of Brevard County, Florida

SUBJECT TO TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written

Signed, sealed and delivered in our presence:

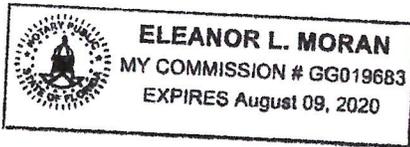
Christine Bizzis
Print Name: Christine Bizzis
Eleanor L Moran
Print Name: Eleanor L Moran

Elizabeth A. Lenti
ELIZABETH A. LENTI

STATE OF FLORIDA
COUNTY OF BREVARD

Sworn to and subscribed before me by means of physical presence or online notarization, this 6th day of May, 2020, by Elizabeth A. Lenti who is personally known to me or produced FL DL as identification.

Eleanor L Moran
NOTARY PUBLIC



LEASE

This Lease made and executed **April 1st, 2021**, by and between **Aarya Sunshine Brevard LLC**(hereinafter referred to as "**Landlord**"), and **Aarya 2020 Inc** (hereinafter referred to as "**Tenant**"),

WITNESSETH

Section 1, Premises. Landlord hereby leases to Tenant and tenant hereby rents from Landlord the space, **1516 Palm Bay Rd NE, Palm Bay Florida 32905.** The demised premises consist of space totaling approximately 4548 square feet, referred to herein as the "Premises".

Section 2, Base Rent. Tenant agrees to pay to Landlord during the term hereof, a base monthly rental during the term of this lease of 30 years of Nine Thousand and no/100 Dollars (\$9000.00), ("Base Rent") plus sales tax and other applicable taxes such as Property tax , property insurance and "CAM", Rent shall increase at rate of 3% every year.

Section 3, Commencement and Expiration Dates. The term of this lease shall commence on that date (the "Commencement date") which is April 1, 2021 and shall end unless extended in accordance with the provisions hereinafter contained on March 31, 2051.

This agreement shall be binding upon Lessor and Guarantors and their respective heirs, successors in interest and legal representatives and shall inure to the benefit of lessor and guarantor and their respective heirs successors in interest and legal representatives.

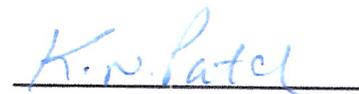
Landlord

Guarantors



Kiran Patel

Aarya Sunshine Brevard LLC,



Kiran Patel

Aarya 2020, Inc



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
AARYA SUNSHINE BREVARD, LLC

Filing Information

Document Number	L20000111941
FEI/EIN Number	85-0964807
Date Filed	04/24/2020
Effective Date	04/24/2020
State	FL
Status	ACTIVE

Principal Address

1516 Palmbay Rd Ne
Palmbay, FL 32905

Changed: 02/01/2024

Mailing Address

832 CATTAIL COURT
WEST MELBOURNE, FL 32904

Registered Agent Name & Address

PATEL, KIRAN N
832 CATTAIL COURT
WEST MELBOURNE, FL 32904

Authorized Person(s) Detail

Name & Address

Title MGR

PATEL, KIRAN N
832 CATTAIL COURT
WEST MELBOURNE, FL 32904

Annual Reports

Report Year	Filed Date
2022	01/29/2022
2023	02/04/2023
2024	02/01/2024

Document Images

[02/01/2024 -- ANNUAL REPORT](#)

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[02/04/2023 -- ANNUAL REPORT](#)

View image in PDF format

[01/29/2022 -- ANNUAL REPORT](#)

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[01/04/2021 -- ANNUAL REPORT](#)

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[04/24/2020 -- Florida Limited Liability](#)

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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
AARYA 2020 INC

Filing Information

Document Number P20000040537
FEI/EIN Number 85-1336764
Date Filed 06/04/2020
State FL
Status ACTIVE

Principal Address

1516 Palmbay Rd Ne
Palmbay, FL 32905

Changed: 02/01/2024

Mailing Address

832 CATTAIL CT.
WEST MELBOURNE, FL 32904

Registered Agent Name & Address

PATEL, KIRAN N
832 CATTAIL CT.
WEST MELBOURNE, FL 32904

Name Changed: 01/29/2022

Officer/Director Detail

Name & Address

Title President

PATEL, KIRAN N
832 CATTAIL CT.
WEST MELBOURNE, FL 32904

Annual Reports

Report Year	Filed Date
2022	01/29/2022
2023	02/04/2023
2024	02/01/2024

Document Images

02/01/2024 -- ANNUAL REPORT	View image in PDF format
02/04/2023 -- ANNUAL REPORT	View image in PDF format
01/29/2022 -- ANNUAL REPORT	View image in PDF format
01/04/2021 -- ANNUAL REPORT	View image in PDF format
06/04/2020 -- Domestic Profit	View image in PDF format



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
07/01/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER All Life Needs Insurance Agency 674 MAITLAND AVE ALTAMONTE SPRINGS FL 32701 321-214-0007	CONTACT NAME: PHONE (A/C. No. Ext): 321-214-0007 E-MAIL ADDRESS: alllifeneed@gmail.com	FAX (A/C. No): 1-877-790-2024
	INSURER(S) AFFORDING COVERAGE INSURER A: Ategrity Specialty Insurance Company	
INSURED AARYA 2020 INC 1516 PALM BAY RD NE PALM BAY, FL 32905	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y		01-C-PK-P20082272-1	07/17/2024	07/17/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ Excluded
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
	Liquor Liability						Each COM CAUSE GEN.AGG LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

City of Palm Bay 120 MALABAR ROAD PALMBAY, FL 32907	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE DHAVAL SHAH
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LISA CULLEN, CFC**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS****BREVARD COUNTY TAX COLLECTOR****2023 PAID PERSONAL PROPERTY**

TAX ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
P129682000		34U0

Pay your taxes online at www.brevardtc.com

SPIRITS2U
 AARYA 2020 INC
 832 CATTAIL CT
 WEST MELBOURNE, FL 32904

1516 PALM BAY RD
 SPIRITS2U

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL FUND	3.0486	80,140	25,000	55,140	168.10
BREVARD LIBRARY DISTRICT	0.3467	80,140	25,000	55,140	19.12
BREVARD MOSQUITO CONTROL	0.1427	80,140	25,000	55,140	7.87
S BREVARD REC DIST	0.2286	80,140	25,000	55,140	12.61
SCHOOL - BY STATE LAW	3.1350	80,140	25,000	55,140	172.86
SCHOOL - BY LOCAL BOARD	0.7480	80,140	25,000	55,140	41.24
BPS VOTED TEACHER PAY	1.0000	80,140	25,000	55,140	55.14
SCHOOL - CAPITAL OUTLAY	1.5000	80,140	25,000	55,140	82.71
CITY OF PALM BAY	7.0171	80,140	25,000	55,140	386.92
ST JOHNS RIVER WATER MGMT DST	0.1793	80,140	25,000	55,140	9.89
FLA INLAND NAVIGATION DIST	0.0288	80,140	25,000	55,140	1.59
SEBASTIAN INLET DISTRICT	0.1066	80,140	25,000	55,140	5.88
ENV END LD/WTR LTD	0.0488	80,140	25,000	55,140	2.69
ENV END LD/WTR LTD(DBTP)	0.0163	80,140	25,000	55,140	0.90
S BREVARD REC DIST (DBTP)	0.0345	80,140	25,000	55,140	1.90
PALM BAY ROAD (DBTP)	0.9084	80,140	25,000	55,140	50.09

TOTAL MILLAGE	18.4894	AD VALOREM TAXES	\$1,019.51
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NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT

PAY ONLY ONE AMOUNT IN BOXES BELOW	NON-AD VALOREM ASSESSMENTS	\$0.00
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If Paid By	Nov 30, 2023				
Please Pay	\$978.73				

LISA CULLEN, CFC**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS****BREVARD COUNTY TAX COLLECTOR****2023 PAID PERSONAL PROPERTY**

TAX ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
P129682000		34U0

Pay your taxes online at www.brevardtc.com

RETURN WITH PAYMENT

SPIRITS2U
 AARYA 2020 INC
 832 CATTAIL CT
 WEST MELBOURNE, FL 32904

PAYING ONLINE VIA
 E-CHECK IS FREE



"PAY ONLINE. NOT IN LINE"

PLEASE PAY IN U.S. FUNDS THROUGH U.S. BANK TO BREVARD COUNTY TAX COLLECTOR, PO BOX 2500, TITUSVILLE, FL 32781-2500

If Paid By	Nov 30, 2023				
Please Pay	\$978.73				

11/09/2023
 Paid

Receipt # 000-24-00050778

\$978.73 Paid By Aarya 2020 Inc

LISA CULLEN, CFC
BREVARD COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2023 PAID REAL ESTATE

TAX ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2831146		34U0

Pay your taxes online at www.brevardtc.com

Aarya Sunshine Brevard LLC
 832 Cattail CT
 West Melbourne, FL 32904-8147

1516 PALM BAY RD
 PORT MALABAR UNIT 33 LOTS 46,47
 BLK 1692

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL FUND	3.0486	471,320	0	471,320	1,436.87
BREVARD LIBRARY DISTRICT	0.3467	471,320	0	471,320	163.41
BREVARD MOSQUITO CONTROL	0.1427	471,320	0	471,320	67.26
S BREVARD REC DIST	0.2286	471,320	0	471,320	107.74
SCHOOL - BY STATE LAW	3.1350	471,320	0	471,320	1,477.59
SCHOOL - BY LOCAL BOARD	0.7480	471,320	0	471,320	352.55
BPS VOTED TEACHER PAY	1.0000	471,320	0	471,320	471.32
SCHOOL - CAPITAL OUTLAY	1.5000	471,320	0	471,320	706.98
CITY OF PALM BAY	7.0171	471,320	0	471,320	3,307.30
ST JOHNS RIVER WATER MGMT DST	0.1793	471,320	0	471,320	84.51
FLA INLAND NAVIGATION DIST	0.0288	471,320	0	471,320	13.57
SEBASTIAN INLET DISTRICT	0.1066	471,320	0	471,320	50.24
ENV END LD/WTR LTD	0.0488	471,320	0	471,320	23.00
ENV END LD/WTR LTD(DBTP)	0.0163	471,320	0	471,320	7.68
S BREVARD REC DIST (DBTP)	0.0345	471,320	0	471,320	16.26
PALM BAY ROAD (DBTP)	0.9084	471,320	0	471,320	428.15
TOTAL MILLAGE	18.4894			AD VALOREM TAXES	\$8,714.43

NON-AD VALOREM ASSESSMENTS		AMOUNT
LEVYING AUTHORITY		
101 MELB/TILLMAN WATER DISTRICT		52.50
158 SOLID WASTE DISPOSAL		805.85
PAY ONLY ONE AMOUNT IN BOXES BELOW		NON-AD VALOREM ASSESSMENTS
		\$858.35

If Paid By	Jan 31, 2024				
Please Pay	\$9,381.32				

LISA CULLEN, CFC
BREVARD COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2023 PAID REAL ESTATE

TAX ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2831146		34U0

Pay your taxes online at www.brevardtc.com

RETURN WITH PAYMENT
 Aarya Sunshine Brevard LLC
 832 Cattail CT
 West Melbourne, FL 32904-8147

PAYING ONLINE VIA E-CHECK IS FREE



"PAY ONLINE. NOT IN LINE"

PLEASE PAY IN U.S. FUNDS THROUGH U.S. BANK TO BREVARD COUNTY TAX COLLECTOR, PO BOX 2500, TITUSVILLE, FL 32781-2500

If Paid By	Jan 31, 2024				
Please Pay	\$9,381.32				



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIV OF ALCOHOLIC BEVERAGES & TOBACCO

THE RETAILER OF ALCOHOLIC BEVERAGES HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 565, FLORIDA STATUTES

SERIES: 3PS DUAL LICENSE
PACKAGE SALES ONLY

AARYA 2020 INC

SPIRITS2U
1516 PALM BAY ROAD NE
PALM BAY FL 32905

LICENSE NUMBER: BEV1500169

EXPIRATION DATE: MARCH 31, 2025

Always verify licenses online at MyFloridaLicense.com

ISSUED: 02/01/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.





120 Malabar Road SE
Palm Bay, FL 32907

BUSINESS TAX RECEIPT

Business Name: Spirits2U
Location Address: 1516 PALM BAY RD NE

Business Registration # BR-18284

License Number: OL21-26504
Classification: Liquor Store
Issued: July 23, 2024 **Expires:** October 1, 2025
Restriction: INCLUDES UNITS 1,2,3 AND A 1
Comments:

***** COPY *****

BELOW IS YOUR BUSINESS TAX RECEIPT

PLEASE DETACH AND POST IN A CONSPICUOUS LOCATION

This tax receipt does not constitute a business to operate within this location without adhering to City Codes and Ordinances, such as Change of Use, Change of Occupancy, Fire Codes, Building Codes and Fats, Oils, and Grease (FOG) requirements, if applicable.

Spirits2U
Kirankumar N Patel
1516 PALM BAY RD NE
PALM BAY , FL

120 Malabar Road SE
Palm Bay, FL 32097



BUSINESS TAX RECEIPT

Business Name: Spirits2U
Location Address: 1516 PALM BAY RD NE

Business Registration # BR-18284

License Number: BTR-R25-00549
Classification: Liquor Store
Issued: July 23, 2024 **Expires:** October 1, 2025
Restriction: INCLUDES UNITS 1,2,3 AND A 1
Comments:



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
SPIRITS2U INC

Filing Information

Document Number P18000098222
FEI/EIN Number 83-2879510
Date Filed 12/04/2018
State FL
Status ACTIVE

Principal Address

832 CATTAIL CT
W MELBOURNE, FL 32904

Mailing Address

832 CATTAIL CT
W MELBOURNE, FL 32904

Registered Agent Name & Address

PATEL, KIRAN N
832 CATTAIL CT
W MELBOURNE, FL 32904

Name Changed: 01/27/2020

Officer/Director Detail

Name & Address

Title Owner

PATEL, KIRAN N
832 CATTAIL CT
W MELBOURNE, FL 32904

Annual Reports

Report Year	Filed Date
2022	01/29/2022
2023	02/04/2023
2024	02/01/2024

Document Images

02/01/2024 -- ANNUAL REPORT	View image in PDF format
02/04/2023 -- ANNUAL REPORT	View image in PDF format
01/29/2022 -- ANNUAL REPORT	View image in PDF format
01/04/2021 -- ANNUAL REPORT	View image in PDF format
01/27/2020 -- ANNUAL REPORT	View image in PDF format
03/14/2019 -- ANNUAL REPORT	View image in PDF format
12/04/2018 -- Domestic Profit	View image in PDF format

From: [Bernadette Joseph](#)
To: [Robert McKinzie](#); [Code Compliance](#)
Subject: RE: Code Violations or Liens Check - 1516 Palm Bay Road NE, Palm Bay, FL 32905
Date: Tuesday, July 30, 2024 2:46:24 PM
Attachments: [image003.png](#)

Hello,

As of today, our record shows no open/active Code violations, Code liens or current vacant property foreclosure registration for the above referenced property.

Have a Great Day - Be Safe!

THANK YOU,

Bernadette Joseph

City of Palm Bay
Code Compliance Division
120 Malabar Road SE
Palm Bay, FL 32907

 Phone: (321) 952-3430

 Email: Bernadette.Joseph@palmbayflorida.org

 Web: www.palmbayflorida.org

Please let us know how effective we were in assisting you:

www.pbfl.org/GMFeedback

From: Robert McKinzie <Robert.McKinzie@palmbayflorida.org>
Sent: Tuesday, July 30, 2024 8:26 AM
To: Code Compliance <Code.Compliance@palmbayflorida.org>
Subject: RE: Code Violations or Liens Check - 1516 Palm Bay Road NE, Palm Bay, FL 32905

Good morning,

Just following up if there were any code violations for 1516 Palm Bay Road.

Thank you!
Robert

From: Robert McKinzie
Sent: Monday, July 29, 2024 8:22 AM
To: Code Compliance <Code.Compliance@palmbayflorida.org>
Cc: Danielle Crotts <Danielle.Crotts@palmbayflorida.org>
Subject: Code Violations or Liens Check - 1516 Palm Bay Road NE, Palm Bay, FL 32905

Good morning,

We have received an application for the Commercial Property Enhancement Program (CPEP) and

wanted to ensure that the subject property does not have any current violations or liens.

Subject property: **1516 Palm Bay Road NE, Palm Bay, FL 32905 (Aarya 2020 Inc. is the applicant)**

Thank you!

Robert



The City of **Palm Bay** Florida
Community & Economic Development



Robert McKinzie
Economic Development Specialist

Down to Earth And Up To Great Things™

☎ 321.952.3400 ext. 4664 📱 321.616.4398